

When recorded return to:
Lawrence D. Nelson and Amber L. Nelson
408 4th Street
Anacortes, WA 98221



Skagit County Auditor \$74.00
9/2/2016 Page 1 of 2 3:43PM

Recorded at the request of:
Guardian Northwest Title
File Number: A112450

Statutory Warranty Deed

A112450
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert W. Taylor and Alison P. Taylor, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lawrence D. Nelson and Amber L. Nelson, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 8, 9, 10, Block 603, Northern Pacific Add to Anacortes (aka Lot A, BLA 201405070026)

Tax Parcel Number(s): **P58470, 3809-603-010-0006**

Lot A of Boundary Line Adjustment recorded under Auditor's File No. 201405070026; being a portion of Lots 5 through 10, inclusive, Block 603, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/30/2016

Robert W. Taylor

Alison P. Taylor

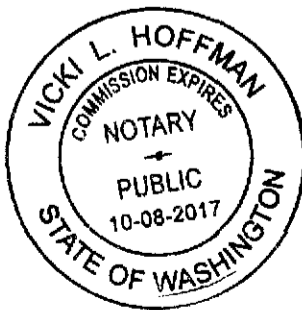
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163957
SEP 02 2016

Amount Paid \$ 2069.⁸⁰
Skagit Co. Treasurer
By M. M. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert W. Taylor and Alison P. Taylor, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-2-16



Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Vol. 2 Pages 9-11 of Plats

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Dale Klint and Brian Majeres
Dated: October, 1995
Recorded: June 25, 1996
Auditor's No.: 9606250063
Regarding: Sanitary Sewer

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment for Dorothy Taylor Trust
Recorded: May 7, 2014
Auditor's No.: 201405070026